

F-7-81

John F. Simmons Farmstead: "High Hope"
Urbana vicinity
Private

Ca. 1835; ca. 1900

The John F. Simmons Farmstead is centered on a two-story brick dwelling erected in about 1835 by Simmons, whose wife Harretta had inherited 300 acres in 1834 from her father, Benjamin Murdock. The tract was called "The Resurvey on The Hope" and the current owners, Mr. and Mrs. Robert Marmet, combined the name with a reference to its elevated situation in the present name "High Hope". The house has a three-bay main elevation with a side hall entrance and an entry porch built in 1978 to replace a deteriorated late 19th century full-width porch. The porch design was based on the general form of those found on contemporary houses. The 6/6 windows are also replacements and the louvred shutters, while non-working, are late 19th century in date. The 1-1/2 story brick wing on the north gable end is unusual in that it is the same width as the main section and its entrances are on the gable end. The dormers in the roof of the wing were added in the late 1970's during the rehabilitation of the house. The work included returning the interior plan to its original three-room configuration, with the re-opening of the stair hall and main entry which had been closed off in the early 20th century to form a bathroom. The only remaining contributing outbuildings are a frame bank barn and a wagon shed/corn crib, both built in about 1900. The farmstead is moderately significant for the architecture of the dwelling; although restored in the late 1970's, the work was based on the available evidence of the original work or that of contemporary similar houses. The resulting appearance is clearly that of a vernacular Greek Revival dwelling of the second quarter of the 19th century.

F-7-81

John F. Simmons Farmstead

Urbana

Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

(Harford, Baltimore, Carroll, Crerick, Howard, Montgomery
Counties, and Baltimore City)

Chronological/Development Period:

Agricultural-Industrial Transition, A.D. 1815-1870

Industrial/Urban Dominance, A.D. 1870-1930

Prehistoric/Historic Period Themes

Architecture, Landscape Architecture and Community Planning

Resource Types:

Category: Building

Historic Environment: Rural

Historic Function and Use:

Domestic/single dwelling/residence

Agriculture/subsistence/animal facility/barn

Agriculture/subsistence/storage/granary

Known Design Source: None

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic John F. Simmons Farmstead (preferred)

and/or common High Hope

2. Location

street & number 2932 Thurston Road

☐ not for publication

city, town Urbana

☒ vicinity of

congressional district 6th

state Maryland

county Frederick

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Robert A. Marmet, trustee

street & number 2932 Thurston Road

telephone no.:

city, town Frederick

state and zip code MD 21701

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse

liber 1711

street & number 100 W. Patrick Street

folio 309

city, town Frederick

state MD 21701

6. Representation in Existing Historical Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

7. Description

Survey No. F-7-81

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 3

The John F. Simmons Farmstead or "High Hope" is a formerly agricultural complex now principally a private residence centered on a circa 1835 brick, two-story dwelling with alterations in the late 1970's and its two remaining contributing outbuildings, a frame bank barn and a wagon shed/corn crib built about 1900. The farmstead is located on the west side of Thurston Road about one mile southwest of Urbana, Frederick County, Maryland. The principal elevation of the house faces east. A non-contributing modern guest house is also on the property. Dates of the contributing structures are based on architectural evidence, land records, and historical maps.

The east elevation of the house has three bays with the entrance in the south bay. The walls are laid in 5:1 American bond. The cornice is corbeled and the roof is wood shingles, applied in 1978 according to Mr. Robert Marmet, the current owner. The 6/6 windows are also 1970's replacements of the early 20th century 1/1 sash which succeeded the original sash, probably 6/6. The lintels and sills are plain wood. The windows are flanked by louvred shutters added in the late 19th century, although they are now non-working. Interior end chimneys rise at the north and south gables, but the south chimney is false, as the south end of the house is occupied by the entrance and stair hall. The entrance is sheltered by a 1978 entry porch with a gable roof and flush board pediment supported on Tuscan columns. In the late 19th century, a full-width one story porch with turned columns and a scroll-sawn frieze was built. It was in very deteriorated condition by 1976 and the current owners removed the porch and added the present porch, using the general form of entry porches found on some other dwellings of the early 19th century in Frederick County. A similar porch is located on the west elevation over the door opening from the rear of the stair hall. The door is a modern replacement paneled type, with a 6-light transom and sidelights.

At the north gable end of the house is a 1-1/2 story brick wing with one bay on the south elevation with a single 6/6 window in the center of the facade. Dormers were added to the east and west roof slopes in the late 1970's rehabilitation. The wing differs from the typical side wing found in contemporary houses in that it is the same width as the main section of the house, with its door on the gable end. The gable is covered with beaded flush siding, with a screened porch extending across the first story. In the late 19th century, this elevation had two doorways and a shed porch with probable turned columns and a scroll-sawn balustrade. In the 1970's work, one of the doorways was converted to a window and the porch was completely rebuilt. The two second story windows were enlarged and replaced with 6/6 sash. The west elevation of the house has three bays as on the east side, with an off-set window above the rear entry porch which lights the interior stair landing.

The interior of the house's main section was restored in the late 1970's to its original three-room plan. The side hall had been converted to contain a bathroom just inside the main door, which had been closed off. Opening from the hall is th

(Continued on separate sheet)

8. Significance

Survey No. F-7-81

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates C. 1835; C. 1900

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The John F. Simmons Farmstead is moderately significant for the architectural design of the main dwelling, a typical vernacular Greek Revival residence of about 1835. Although restored in the late 1970's, the work returned the interior plan to its original three-room configuration and rebuilt features such as the entry porches on the east and west elevations were based on the design of original porches of contemporary houses. The unusual plan of the side wing sets the house apart from others of the same general type in that its principal elevation is on the gable end rather than on the longer elevations extending from the main section. The house was probably built by John F. Simmons (1804-1883), whose wife Harretta received 300 acres of land in 1834 through the last will and testament of her father Benjamin Burdock, whose holdings included a large tract of land called "The Resurvey on The Hope". The current owners, the Marmets, named the property "High Hope" based on the elevation of the farmstead's site and the tract name. In 1874, Simmons sold the property to Benjamin Duvall (1827-1881) and in 1879, it was acquired by the brothers John H. and William P. N. Lawson. In 1890, the farm was ordered sold as the result of an equity suit. The advertisement of sale gives a good description of the property at that date and also shows the large number of outbuildings lost to demolition over the years:

" This property is improved with a large and substantial brick mansion house, good barn, wagon shed, corn crib, 2 carriage houses, blacksmith shop, large wheat granary, and all necessary outbuildings; with a never failing spring of excellent water and good dairy, convenient to the house. There is also a new tobacco house on the premises. The farm is under good fencing, conveniently laid off into fields, with running water in every field and has recently been thoroughly limed and is now in a splendid state of cultivation. About 150 acres of this farm is cleared and in cultivation and the balance is wood land, well set in thriving timber. There is also a large orchard of choice fruit upon the farm in full bearing. For beauty of location, the buildings are unsurpassed . . ."

The farm was bought by William McClellan Roderick (1861-1929), in whose family it remained until 1976. Roderick was probably responsible for the building of the bank barn and the wagon shed.

9. Major Bibliographical References

Survey No. F-7-81

Bond, Isaac. Map of Frederick County, 1858

Holdcraft, Jacob M. Names In Stone, V.2. Privately published, Ann Arbor, Mi., 1967, p. 1035.

Land Records of Frederick County

(Continued on separate sheet)

10. Geographical Data

Acreage of nominated property 15 acresQuadrangle name Urbana, Md.Quadrangle scale 1:24000UTM References do NOT complete UTM referencesA

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Zone Easting NorthingB

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Zone Easting NorthingC

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D

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F

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G

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Verbal boundary description and justification

Approximately 15 acres centered on the principal dwelling on Tax Map 105, Parcel 2.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Janet L. Davis, Historic Sites Surveyororganization Frederick County Planning & Zoning Dept. date December 1993street & number 12 E. Church Street telephone 696-2958city or town Frederick state MD 21701

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHOP/EL/CS
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

7.1 Description (Continued)

living room with a Greek Revival period mantelpiece featuring half-round molding in the frieze and columns flanking the fireplace opening. The dining room is at the west side of the house. Doors from both rooms open to the side wing, which was also considerably altered to contain the current modern kitchen and a small den. A secondary staircase is located on the wall between the two rooms in the wing. On the original second story of the wing were probably rooms occupied by slaves, since doorways to the second story bedrooms were added in the renovation.

Barn: The frame bank barn and the nearby wagon shed are located about 75 yards west of the house. The barn appears to have been built in about 1900 and probably replaced an earlier bank barn, possibly in another location. It has vertical board siding with painted "vents" and a corrugated metal roof. The stall level on the east side is enclosed by horizontal siding and has not been altered for milking operations as most surviving bank barns were in the early 20th century.

Wagon shed/corn crib: The wagon shed with corn cribs is located north of the barn and has vertical siding and a corrugated metal roof. A shed side addition for more equipment storage space is on the north side of the structure. The wagon shed was built about 1900.

John F. Simmons Farmstead
Frederick County

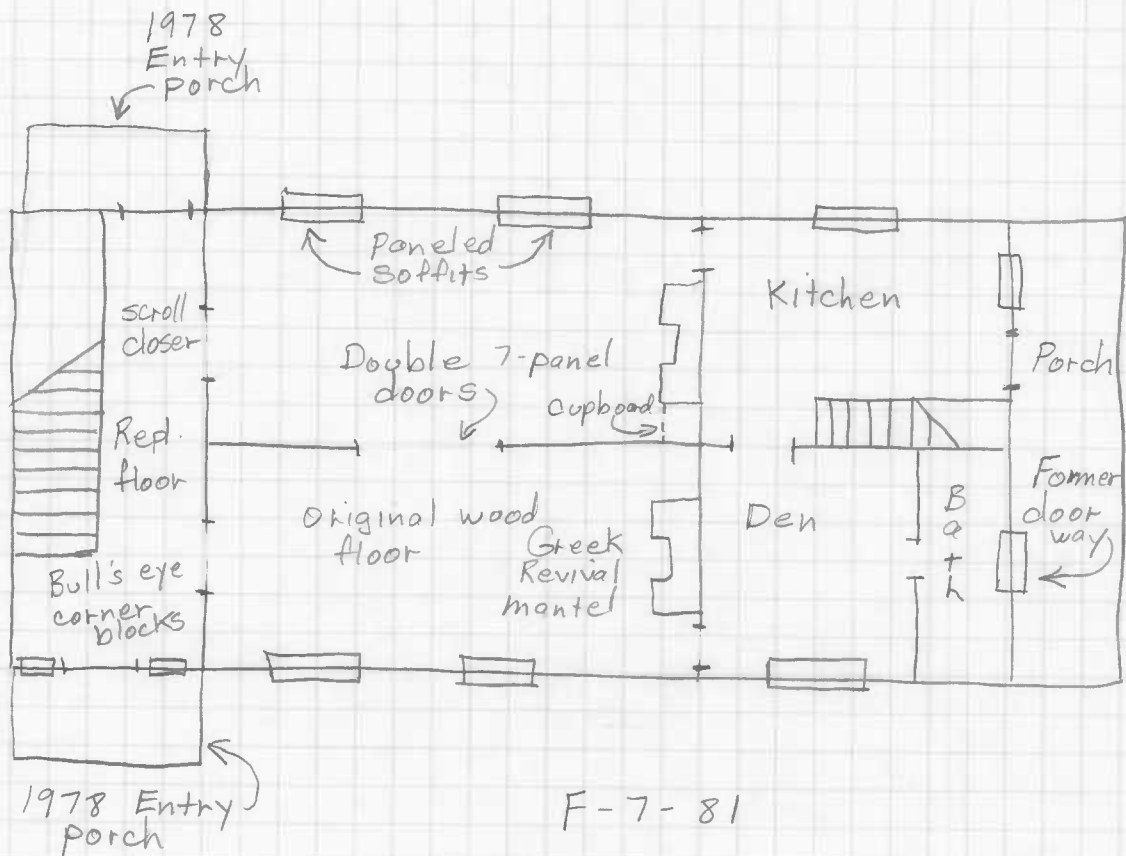
Survey No. F-7-81

9.1 Bibliography (Continued)

Marmet, Mr. & Mrs. Robert Marmet, personal interview November 16, 1993; and
genealogical research on Simmons family compiled for Marmets by G&G Associates,
Falls Church, Va., 21 September 1980.

Titus, C.O. Atlas of Frederick County, 1873

N →



F-7-81

John F. Simmons Farmstead
Frederick County

Janet Davis
Nov. 16, 1993

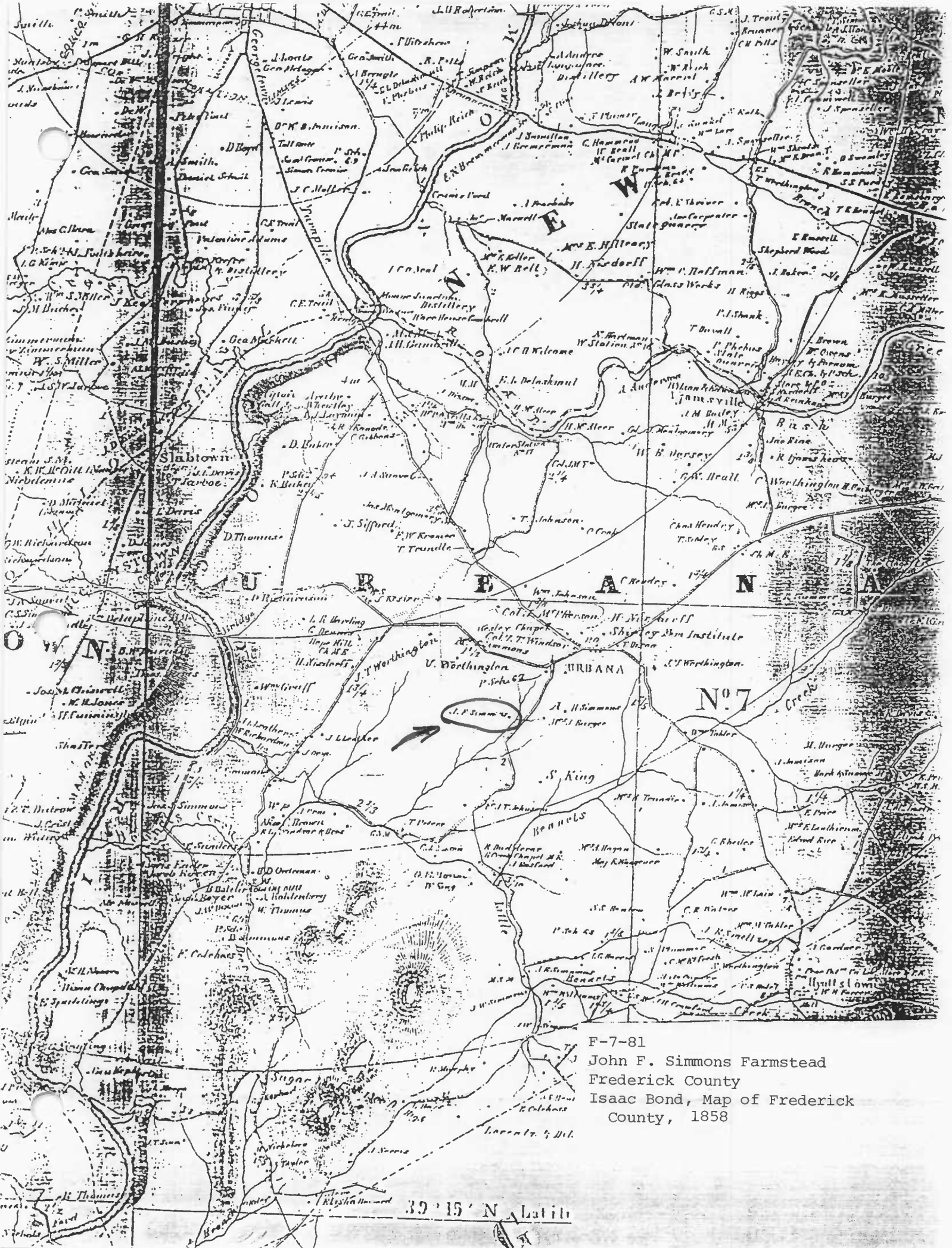
Not to Scale

High Hope.

Liber/Folio	Grantee	Grantor	Lot Size, Description, Original Tracts, Miscellaneous	Cost
1711/309 22 May 91	Robert A. Marmet Trustee	Robert A. & Barbara D. Marmet	190.059A. ...	
10 14/679 31 Dec 76	Robert A. & Barbara D. Marmet	Harry W. Rodenick & Fern E. Geisler pers. repr of estate of Eula S. Rodenick	190.059A. Plat Book 15/18	\$300,000
<u>Will Record</u> TME 8/192 4 Dec 72	Harry W. Rodenick & Fern E. Geisler	Eula S. Rodenick	1. "Resurvey on The Hope" 205A., 1R., 18sp. 2. 4 3/4Q. of "Resurvey on The Hope" p.	
370/80 16 Jan 29	Harry M. & Eula S. Rodenick	Wm. Mc. Rodenick et ux	1. "Resurvey on The Hope" 205A., 1R., 18sp. 2. 4 3/4Q. of "Resurvey on The Hope" p.	
JLT 1/583 28 May 1872	William Mc. Rodenick	Wm. E. & Ada S. Mercer	"Resurvey on The Hope" 205A., 1R., 18p.	\$5250
WIP 13/545 6 Aug 1891	Wm. E. Mercer	William H. Dewall, trustee in Equity 5588	TG 11/633, TG 1/425	
<u>Equity Record</u> WIP 6/542	<p>Advertisement of Public Sale, 11 Jan 1890:</p> <p>*This property is improved with a large and substantial brick mansion house, good barn, wagon shed, corn crib, 2 carriage houses, blacksmith shop, large wheat granary and all necessary outbuildings; with a never failing spring of excellent water and good dairy, convenient to the house. There is also a new tobacco house on the premises. The farm is under good fencing, conveniently laid off into fields, with running water in every field and has recently been thoroughly tilled and is now in a splendid state of cultivation. About 750 acres of this farm is cleared and in cultivation and the balance is wood land, well set in thriving timber. There is also a large orchard of choice fruit upon the farm in full bearing. For beauty of location, the buildings are unsurpassed....</p>			

High Hope, p. 2

Liber/Folio	Grantee	Grantor	Lot Size, Description, Original Tracts, Miscellaneous	Cost
TG 11/633 26 Mar 1879	John H. & Wm. P. N. Lawson	Benjamin M. & Anna M. Dewall	"Resurvey on The Hope" 99 1/4 A., 33 sq. p.	\$3099.42
TG 1/425 11 Mar 1874	B. W. Dewall	John F. Simmons Henrietta et Simmons al	"Resurvey on The Hope" 304 3/4 A., 11 P.	\$12,000
Will Record GME 1/574	Mrs. Henrietta Simmons (or Henrietta)	Benjamin Murdoch	will dated 9 May 1834, probate 6 June 1834 300 A. to Henrietta, equal portion of household & kitchen furniture	

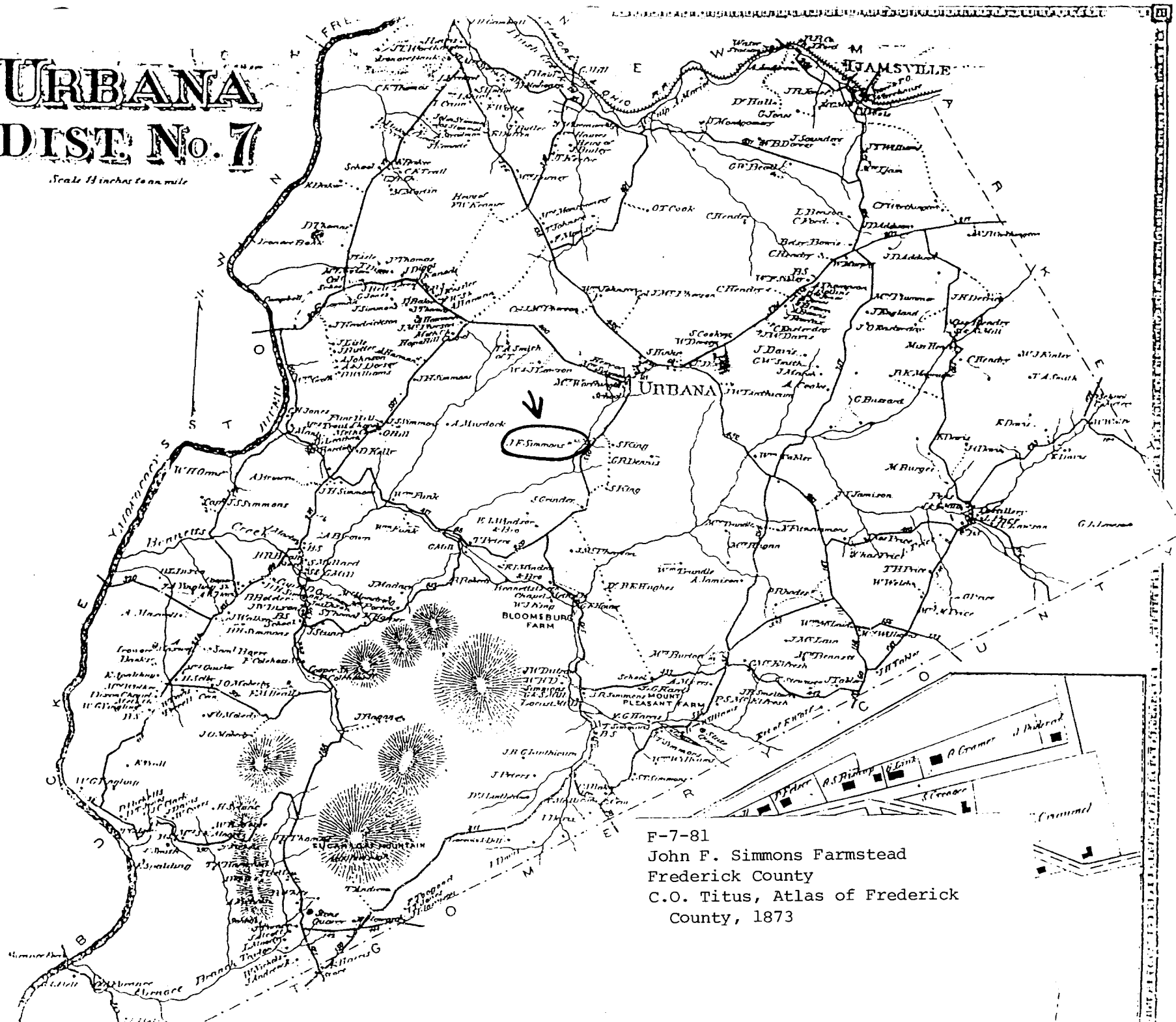


F-7-81
John F. Simmons Farmstead
Frederick County
Isaac Bond, Map of Frederick
County, 1858

39° 15' N. Lat.

URBANA DIST No. 7

Scale 1/4 inch to a mile



F-7-81

John F. Simmons Farmstead
Frederick County

C.O. Titus, Atlas of Frederick
County, 1873











